

### CORPORATE REPORT

NO: R101 COUNCIL DATE: May 3, 2010

### **REGULAR COUNCIL**

TO: Mayor and Council DATE: May 3, 2010

FROM: General Manager, Planning and Development FILE: 0760-20 (City Centre Library

SUBJECT: Award of Contract for Construction of City Centre Library

### RECOMMENDATION

The Planning and Development Department recommends that Council:

- 1. Approve the award of a contract covering all of the trades' components related to the construction of the City Centre Library, as listed in Appendix I of this report, to Dominion Fairmile Construction Ltd., as General Contractor with a maximum total value of \$26,339,098.00, excluding GST/HST; and
- 2. Set an expenditure authorization limit for the contract of \$27,700,000.00, excluding GST/HST.

### **PURPOSE**

The purpose of this report is to obtain Council approval to award a contract related to the construction of the City Centre Library.

### **BACKGROUND**

In April 2009 Council approved funding to commence the design work associated with a civic project in City Centre, including a City Hall, a City Centre Library and other public and private facilities, consistent with the vision for City Centre.

An infrastructure grant application for the City Centre Library project was submitted and the City was successful in achieving a \$20 million grant from the federal and provincial governments towards the construction of this new flagship library.

On November 16, 2009, Council awarded a contract for the design of the new Library to Bing Thom Architects (Corporate Report No. R214).

On March 1, 2010, Council awarded construction management services (Corporate Report No. R043) for the construction of the new Library to Dominion Fairmile Construction Ltd.

Following the same procurement method used to deliver the Cloverdale Multi-purpose Recreation Centre, staff has worked with Dominion Fairmile Construction Ltd. during the design and tendering phase of the project to ensure the project remains within budget.

The bulk excavation and concrete formworks for the project have already been awarded. The remainder of the project is now ready to award. The contract that is the subject of this report includes all remaining trades, which were tendered in March and April 2010. These have been lumped together and are proposed to be awarded to Dominion Fairmile Construction Ltd. in the form of a stipulated price contract.

### **Request for Quotation Process and Results**

Under the City's RFQ process, each component of this project has been bid separately. The quotation process follows the City's competitive purchasing policy. The quotation process was published on the City's website, as well as on the BC Bid website. Contractors for each component were invited to submit quotes. Attached as Appendix I is a summary of the quotes from each trade that will be involved in the construction of the project.

Based on an evaluation of the quotes under each trade, the recommended package represents the best overall value to the City for the construction of the City Centre Library project. Funding in support of this contract and project will be achieved by way of the above-referenced grants from the other orders of government with the remainder to be made available through the Municipal Finance Authority subject to Council approval of the recommendations of a report related to this matter that will be included on the same agenda as this report.

This amount combines all components and general contractor's fees, into one stipulated price contract.

#### **CONCLUSION**

Based on the above discussion, it is recommended that Council:

- Approve the award of a contract covering all of the trades' components related to the
  construction of the City Centre Library, as listed in Appendix I of this report, to Dominion
  Fairmile Construction Ltd., as General Contractor with a maximum total value of
  \$26,339,098.00, excluding GST/HST; and
- Set an expenditure authorization limit for the contract of \$27,700,000.00, excluding GST/HST.

Original signed by Jean Lamontagne General Manager Planning and Development

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<u>Attachments</u>:
Appendix I Budget Summary

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Division	Scope	Quotes Received			Quotes Selected
DIVISION 01	GENERAL REQUIREMENTS				
	General requirements			\$	1,298,000.00
	Fee CM			\$	400,000.00
	Miscellaneous requirements			s	278,000.00
	Grafitti Removal Allowance		CA	s	20,000.00
DIVISION 02	SITEWORK				
02220	BULK EXCAVATION				
	B & B Contracting Ltd.	\$ 514,600.00		\$	514,600.00
	Tybo Contracting Ltd.	\$ 515,450.00			
	Targa Contracting Ltd.	\$ 566,635.00			
	King Hoe Excavating Ltd.	\$ 574,000.00			
	Mainland Civil Works Inc.	\$ 611,780.70			
	Matcon Excavation & Shoring Ltd.	\$ 640,700.00			
	Tag Construction Ltd.	\$ 692,000.00			
	Tyam Excavation & Shoring Ltd.	\$ 752,515.00			
	BelPacific Excavating & Shoring Ltd Partnership	\$ 850,000.00			
	Clearwater Contracting Ltd.	\$ 1,390,000.00			
02610	SITE SERVICES		CA	\$	60,000.00
02900	LANDSCAPING		CA	s	150,000.00

51.11		Quotes			Quotes		
Division	Scope	Received			Selected		
DIVISION 03	CONCRETE						
03520	CONCRETE						
	Ocean Heidelberg Cement Group	\$	871,520.00		\$	871,520.00	
	Rempel Bros. Concrete						
	RMC Ready Mix Ltd.						
	Lafarge North America						
03620	FORMWORK						
	Best Choice Construction (RB) Ltd.	\$	3,700,000.00		\$	3,700,000.00	
	Bosa Construction Inc.	\$	5,500,000.00				
03640	REINFORCING						
	(Bar None) Harris Rebar	\$	663,500.00		s	663,500.00	
	LMS Reinforcing Steel Group	\$	663,900.00				
	G&M Steel Services Ltd	\$	578,420.00	*			
DIVISION 05	METALS						
05120	STRUCTURAL						
	GTS George Third & Son Ltd	\$	1,250,703.00		\$	1,250,703.00	
	Solid Rock Steel	\$	640,000.00	*			
	J.A.W. Fabricators		No bid				
05510	MISCELLANEOUS METAL			CA	\$	288,680.00	
DIVISON 06	WOOD & PLASTICS						
06410	MILLWORK			CA	\$	600,000.00	

Division	Scope	Quotes Received			Quotes Selected
	-				
DIVISION 07 07110	THERMAL & MOISTURE PROTECTION WATERPROOFING				
	Peter Ross 2008 Ltd.	\$ 34,964.00	*		
	Villa Roofing & Sheet Metal	\$ 49,900.00		\$	49,900.00
	JR Troy and Company Ltd	\$ 66,350.00	*		
07210	INSULATION		CA	\$	193,760.00
07250	FIREPROOFING / FIRESTOPPING		CA	\$	106,320.00
07410	METAL ROOFING AND CLADDING		CA	\$	185,200.00
07510	MEMBRANE ROOFING		CA	\$	451,035.00
07990	MECHANICAL ROOF SCREEN		CA	\$	223,050.00
DIVISION 08	DOORS & WINDOWS				
08110	METAL DOORS & FRAMES/HARDWARE FOR PARKADE				
	CHS Hardware Ltd.	\$ 23,294.00		\$	23,294.00
	CP Distributors	\$ 24,620.00			
	Shanahan's Limited Partnership	\$ 34,534.00			
08110	METAL DOORS & FRAMES/HARDWARE FOR ABOVE GROUND		CA	s	11,600.00
08210	WOOD DOORS & FRAMES/HARDWARE		CA	\$	140,000.00
08310	SPECIAL DOORS		CA	\$	20,000.00
08840	GLAZING SYSTEMS				
	Advanced Glazing Systems	\$ 2,866,428.00		\$	2,907,172.00
	Inland Glass	\$ 4,438,969.00			
	Flynn Canada Ltd.	\$ 4,550,000.00			

Division 08850	Scope INTERIOR GLAZING AND MIRRORS		uotes ceived	CA		Quotes Selected 300,000.00
DIVISION 09	FINISHES					
09010	STUDS & DRYWALL			CA	\$	600,000.00
9310	CERAMIC TILE			CA	\$	124,410.00
9510	ACOUSTIC CEILINGS			CA	\$	200,000.00
09550	FLOORING			CA	\$	380,810.00
09910	PAINTING				\$	358,600.00
DIVISION 10	SPECIALITIES					
10110	CHALK / TRACKBOARDS			CA	s	20,000.00
10160	TOILET PARTITIONS			CA	\$	31,000.00
10410	SIGNAGE			CA	\$	90,000.00
10160	WASHROOM PARTITIONS			CA	\$	25,600.00
10270	ACCESS FLOORING Mercroft Construction Ltd. Tate ASP Access Floors Camino Modular Sytems Inc.	\$ \$ \$	529,900.00 469,987.00 800,000.00	CA	\$	650,000.00
10990	MISC. DIVISION 10			CA	\$	70,000.00

Division	Scope	Quotes Received			Quotes Selected
DIVISION 11 11410	EQUIPMENT KITCHEN EQUIPMENT		CA	\$	15,000.00
11990	LIBRARY SHELVING		CA	\$	400,000.00
	PROJECTION SCREEN		CA	\$	15,000.00
DIVISION 12	FURNISHINGS				
12510	WINDOW TREATMENTS		CA	\$	50,000.00
12680	FOOT GRILLES & PETIGRIDS		CA	\$	33,600.00
DIVISION 13	SPECIAL CONSTRUCTION				
13990	ROOF TIE BACK ANCHORS		CA	\$	20,000.00
	CONVEYING SYSTEMS				
14210	ELEVATORS/ESCALATORS Richmond Elevator Maintenance Ltd.	\$ 414,100.00		s	414,100.00
	Kone Inc.	\$ 455,000.00			
	ThyssenKrupp Elevator (Canada) Ltd.	\$ 307,000.00	*		
DIVIDION 45	MECHANICAL				
15010	MECHANICAL MECHANICAL				
25010	Keith Plumbing & Heating	\$ 4,088,853.00		\$	4,088,853.00
	Eagle Ridge Mechanical	\$ 4,392,267.00			
	Dual Mechanical	\$ 4,591,000.00			
	Fred Welsh Ltd.	\$ 5,074,000.00			

Division	Scope	Quotes Received			Quotes Selected
DIVISON 16	ELECTRICAL				
16010	ELECTRICAL				
	Western Pacific Enterprises Ltd	\$	1,709,857.00	\$	1,709,857.00
	Houle Electric Company	\$	1,794,575.00		
	Mott Electric Company	\$	1,810,000.00		
	Canem Systems	\$	1,853,900.00		
	Pinnacle Electric Ltd	\$	1,864,500.00		
	Protec Installation Group	\$	1,880,025.00		
	Bridge Electric Corp	\$	2,031,000.00		
	Dominion Estimate/Own Force			s	1,184,360.00
	Contingency			s	1,007,501.00
	Subtotal			\$	26,195,025.00
	Bonding			\$	144,073.00
	Total			5	26,339,098.00

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